

## **Baxter Meadows Master Community**

Spring Meeting – June 2, 2014 6:30pm

Location: Chief Middle School

### **MEETING MINUTES**

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**Meeting Called to Order:** 6:35pm

#### **Opticom**

Alanah Griffith, the HOA attorney spoke to the homeowners regarding the dealings with Opticom. She stated that they had sent a couple letters to Opticom regarding the contract that is in place at this time between Lightnex (bought out by Opticom) and Baxter Meadows Master Community. Neither Opticom nor their attorney had responded. Alanah has a final letter ready to send stating that if this could not be dealt with Baxter Meadows Master would file suit against Opticom. Alanah feels very confident that the HOA will win the suit based on an extremely similar case that was won by an HOA in Big Sky. As with this contract, the original developer had something to personally gain by setting up the contract between Lightnex and Baxter. This is illegal. Combine that with the billing for a service not rendered, non-approval of the association to have the contract change hands from Lightnex to Opticom, the case is fairly strong. She mentioned that depending on what judge is drawn for the case this could take a few months up to several. The owners were asked to send Kathi their name and address if they are getting billed for service and do not receive the service. Kathi with Luna will send out a mass email requesting this information from all the owners.

#### **Board Report**

The fall meeting minutes were reviewed.

Teri Ball discussed the budget and financials. She pointed out that the HOA has been more aggressive with collections and has been quite successful. The HOA will also be generating more money with the addition of the Knolls and Crossing 2. The future Sundance apartments will also be mandated to pay into a park assessment since they used Baxter Meadows park credits to get their building approved. The board is in the process of negotiations with Sundance at this time. This will be more money coming in for the same amount of common area to maintain. The HOA may be able to lower dues in the future.

It was discussed what the city plans on doing with access to city parks. Also, it was thought that the capital plan for Davis/Baxter was a traffic circle. Durston and Ferguson is a very difficult stretch of driving. There are many dangerous intersections. The HOA feels that the city should take care of this. Sundance will be adding 195 units, with most likely 2 cars per unit. This will heavily increase the traffic.

The timeline for Ferguson to be punched through is estimated at 1-2 years.

### **Landscaping & Common Ground Maintenance**

The capital improvement list is shrinking. The current project being worked on is the corridor between Gallatin Green and Lasso. An owner mentioned this area could use a mowing. Luna will contact Advantage to get this done.

There is a rocky area at the corner of Equestrian and Riatta that needs to be weeded and maintained. Luna will contact Advantage to get this done.

It was mentioned that the parks be named so they were easier to identify. Keri mentioned having a naming contest on the website. They could also just be numbered on a map. Signs would not be good due to the fact that they will just get vandalized and stolen.

More crossing posts need to be installed on the trails to detour parking on them. Luna will have someone get out there and get that done.

Empty lot maintenance is currently going on. The lot owners have until June 16<sup>th</sup> to let Luna know if they are doing the weed control themselves, otherwise the HOA will do it for them and bill them after the fact. The city has also sent out notices that sidewalks need to be installed on the vacant lots by mid-July. There is a piece of sidewalk missing along Equestrian by Linear Park. Keri said she would contact Andy and see if that is a city thing.

The construction garbage from Sundance Apartments has been getting blown into Baxter. Luna has contacted them to ask them to have more control over the garbage.

Dog control-dogs need to be on a leash and need to be picked up after. It is the city law and in the ccr's. It seems that there are a number of loose dogs from Phase 1. Luna will contact the management of Phase 1 and ask that she send out a notice to her owners.

### **OPEN FLOOR**

Storm sewers could end up being a major issue. All the drains are connected and Baxter Master has no control over what is coming into the drains from Phase 1. Teri suggested that a committee be formed to work with the city. The city is looking at 3 different plans at the moment. Currently there is not a storm water plan requirement for the builders in Baxter Meadows. The board will look into making this a requirement for the builders to get a storm water permit from the city. EJ will give the board a link that will connect with the proper forms needed. No play equipment or trees should be placed in the retention ponds.

The construction is causing many of the streets (Milkhouse and Ferguson particularly) to be filled with mud and dirt. Luna will do a drive through and get contractor contact info to get ahold of them so they can get things cleaned up. It will be difficult since there are multiple builders in the same area. Hard to place the blame on one person.

One owner was concerned because a builder in Crossing was open burning. He had called the fire department and was told they had a permit. He was wondering if something could be done at an HOA level.

Nanci Kaehler let the owners know, that if any property gets more than 3 nuisance complaints through the city, the city can aid in an eviction.

An owner brought up that the snow removal this last season was not great. The board reassured him that the HOA had a revised snow plan with the help of EJ and the issues should not happen again.

An owner mentioned that the berm behind Danube needed to be mowed.

The posts for the neighborhood signs should be removed. There is one near Andalusian and one in the 10 Acre Park. Luna will have their handyman get these removed.

### **Central HOA**

Discussion was had regarding electing a Central HOA board. The Master board stressed the importance of Central having their own board. Many services and decisions need to be discussed and up until now the Master has been making all the decisions. There was some concern from an owner about having one more layer of bureaucracy. There were already 3 interested in being on the board and a couple more were also interested from the meeting. They will email their information to Luna so a ballot can be drawn up and sent out.

**Meeting Adjourned: 8:27**